

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE COASTAL DECISION
Hancock Coastal Permit Amendment**

Decision: Approve with Conditions
Date: December 20, 2018

Project ID No:	P2029	Applicant(s):	Barbara E.K. Hancock
		Owner(s):	Barbara E.K. Hancock Revocable Trust
		Assessor's Parcel No(s):	195-233-09
		Property Address:	6976 Panoramic Highway, Stinson Beach
		Project Planner:	Kristin Drumm, AICP (415) 473-6290 KDrumm@marincounty.org
		Signature:	
Countywide Plan Designation:		C-SF3 (Coastal, Single-family, 1 unit/1-5 acres)	
Community Plan Area:		Stinson Beach Community Plan	
Zoning District:		C-RA:B6 (Coastal, Single-family Residential, 3 acre minimum lot size)	
Environmental Determination:		Categorically exempt per CEQA Guidelines Section 15301, Class 1	

PROJECT SUMMARY

On September 24, 2015, the Marin County Deputy Zoning Administrator (DZA) approved with conditions Coastal Permit 2015-0161 authorizing construction of a new 3,651 square foot single-family residence, which included an attached 528 square foot garage, in addition to new site improvements including a rear patio and terrace, a new septic system, and landscaping. The existing 540 square foot “barrel house”, located in the central portion of the property, was proposed to remain as storage. Condition of approval 2.c stated:

“The Building Permit plans shall reflect that the “barrel house” septic system is being decommissioned and that any kitchen and bathroom facilities in the “barrel house” are being removed.”

The applicant requests an amendment to modify the Hancock Coastal Permit to legalize the conversion of the “barrel house” to an accessory dwelling unit and reconnect to the existing septic system by an existing septic pipe. The existing barrel house structure was constructed legally, is 17.5 feet in height above grade, and located more than 100 feet from all property lines.

A Coastal Permit amendment is required to modify the 2015 conditions of approval for the Hancock Coastal Permit.

KEY ISSUES

The “barrel house” is considered a legal nonconforming structure. However, a key question pertains to the date the “barrel house” was connected to the septic system serving 7000 Panoramic Highway. This is important because the County assumed coastal permit authority for the Local Coastal Program Unit I in 1981, and such connection to the septic system would have been subject to the requirements of a Coastal Development Permit on or after this date. It is reasonable to conclude the connection occurred prior to 1981 based on the following timeline:

- a. On August 23, 1971, Building Permit A12432 and A16776 was granted for a new 1,393 accessory dwelling unit and 1,200-gallon septic tank on Assessor’s Parcel Number (APN) 195-233-07. The approved building permit plans, dated August 24, 1971, show the new accessory structure and septic tank are located downslope from the “studio” on the western portion of the 10.16-acre lot.
- b. On August 25, 1971, a Site Check Report issued by the Department of Public Works indicates sewage disposal would be provided by a septic tank. It is assumed this refers to the new septic tank approved in Building Permit A12432 above.
- c. On December 6, 1972, Michael Sanford, property owner of APN 195-233-07, received land division approval.
- d. On January 5, 1973, planning approval was issued for an addition to the existing barrel house.
- e. On January 15, 1973, Building Permit A14067 (and supplement A13213) approved a bathroom addition to the “studio”, otherwise known as the “barrel house,” on APN 195-233-07. A septic system is indicated.
- f. February 25, 1976, Parcel Map 12-24 was recorded for the land division of APN 195-233-07 into three lots: APNs 195-233-08, 09, and 10.
- g. On March 6, 1976, Building Permit A16777/A13213 was approved for the “accessory structure” on APN 195-233-10. This permit indicates the existence of a septic system.
- h. A Residential Appraisal Record for assessment years 1975, 1976, 1977, 1978, 1983/84, and 1987 indicate the 550 square foot detached “studio/wine barrel” on APN 195-233-09 (formerly 195-233-07) includes a kitchen, bathroom, and one bedroom, as well as a septic tank.
- i. On October 28, 1980, Building Permit 12432 and 16776 received final approval.
- j. On June 10, 1981, the Stinson Beach County Water District issued a permit to operate an onsite system for APN 195-233-09 located on 7000 Panoramic Highway. The permit includes a condition for the District and property owner “to meet onsite and insure that the tank house is connected to the inspected system.” The permit is for System No. 250.

- k. On August 25, 1983, Building Permit A-13213, 16777, and 14067 received final approval. A note under the plumbing section indicates “waste ok” and is dated October 5, 1982.
- l. On April 2, 1987, the Stinson Beach County Water District issued a permit to operate an onsite system for 7000 Panoramic Highway (APN 195-233-10). The permit conditions required installation of a separate on-site wastewater system for the “barrel house” on APN 195-233-09 and to disconnect the “barrel house” from the existing onsite system on 7000 Panoramic Highway or develop a legal agreement with the property owner of 7000 Panoramic Highway to allow use of the septic system by the “barrel house.”
- m. On September 28, 1987, Environmental Health Services received an application for a site review and percolation test for 6976 Panoramic Highway (APN 195-233-09).
- n. On January 7, 1988, Environmental Healthy Services notified the property owner of 6976 Panoramic Highway that fees for the review of the Sewage Disposal Application #87-137 will be refunded based on direction provided by the Stinson Beach County Water District.
- o. On November 19, 1988, the Stinson Beach County Water District issued Resolution WW-88-09 which granted a Variance to “construct, repair or replace” an onsite wastewater disposal system for the “barrel house” located at 6976 Panoramic Highway (APN 195-233-09). This Variance allowed 18 inches of trench cover instead of the required 24 inches of cover and a minimum 15-foot setback from the required 50-foot setback of the septic tank and pump chamber from the existing spring/creek. The approved plans show the location of the existing “barrel house” and proposed location of the leachfield, including the 3-inch diameter pipe crossing the stream channel to the new leachfield diversion valve. The Variance further includes several special conditions. Special condition “d” requires the use of “80 pvc pipe for the stream crossing and the tightline from the sump chamber to the leachfield diversion valve.”

The preceding items verify the “barrel house” septic tank was connected to the leachfield system for the residence on 7000 Panoramic Highway. This original connection was made via a 4” ABS pipe that converts to cast iron as it crosses underneath the gravel driveway to the leachfield on the adjacent property. A new connection was made via a double sleeved, 3” diameter SCH 40 pipe (“tight line”) when the District authorized the Variance in 1988. This pipe is enclosed in a protective wooden cover and supported on piers as it crosses over the spring north of the barrel house. While Environmental Health Services initially reviewed plans for this system, as indicated in items m and n above, no Coastal Development Permit was issued authorizing the development. Since Local Coastal Plan policies regarding stream and wetland protection restrict development within the 100-foot stream and wetland buffer, it is unlikely a Coastal Development Permit would have been approved allowing the effluent pipes within these buffers.

The applicant proposes to connect the “barrel house” to the new septic system serving the new single-family residence currently under construction. Two options are proposed for this connection. The first involves utilizing the 3” “tightline” from the 1988 Variance. The second option would utilize the pre-existing septic line buried under the “barrel house” and which extends southwest under the creek. The alignment would be redirected north within an existing utility trench where it crosses the gravel driveway. The second option is the only legal alternative since the original effluent pipe was installed prior to 1981, as documented above.

With regards to public notice, one letter was received from a neighbor expressing concern over impacts on drainage and to the wetland from construction activity associated with the new residence.

ZONING CODE CONSISTENCY

Mandatory Findings for Coastal Permit (Marin County Code Section 22.56.130I)

A. Water Supply.

The Stinson Beach County Water District currently serves the subject property and has indicated there is adequate water capacity to serve the proposed project.

B. Septic System Standards.

The Stinson Beach County Water District regulates individual sewage disposal systems in the area of the subject property. The District has reviewed the proposed project and indicates the current septic system for the main residence was permitted based on removal of the "barrel house." Thus, the applicant shall resubmit design plans, application(s), and applicable fee to the District to amend the current wastewater system plans. Furthermore, the revised septic system plan shall show all stream buffer areas and applicable setback requirements to the significant treatment and dispersal components.

The applicant proposes to reconnect the "barrel house" to an existing waste water line, which would then connect to the new primary structure's on-site septic system and leach field on the northern portion of the property. A condition of approval will require this connection to occur using the original ABS 4" effluent pipe. Connections to the newer effluent line are allowed if such connections occur outside the stream and wetland buffer.

C. Grading and Excavation.

No grading or excavation is proposed as part of the project.

D. Archaeological Resources.

A review of the Marin County Archaeological Sites Inventory indicates that only a small portion of the subject property near the southernmost property line is within an area of high archaeological sensitivity. The "barrel house" is located outside the mapped area of sensitivity. Furthermore, the proposed conversion of the "barrel house" to an Accessory Dwelling Unit does not entail any grading or excavation. Thus, no site disturbance would occur. However, as required by the Marin County Code, in the event archeological or paleontological resources are uncovered during construction, all work shall immediately cease, and the services of a qualified consulting archaeologist be engaged to assess the value of the resource and to develop appropriate mitigation measures.

E. Coastal Access.

The project site is not located more than 2,000 feet from the shoreline and a search of County records shows no evidence of historical use by the public. Further, on a routine site visit, staff found no evidence of public use.

F. Housing.

The proposed project will have no impact upon the availability of affordable housing stock within the Stinson Beach community because it does not involve removing any existing housing.

G. Stream and Wetland Resource Protection.

The project is located in an upland area of Stinson Beach. The project will not result in impacts to wetland resources located on the central portion of the property because the sewer connection will be located outside of the existing wetland and 100-foot wetland buffer. Therefore, the project will not result in any impact upon stream or wetland resources and will comply with the LCP's riparian protection policies.

H. Dune Protection.

The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit I of the Local Coastal Program.

I. Wildlife Habitat Protection.

A search of the California Natural Diversity Database, prepared by the State Department of Fish and Wildlife, indicates that the subject property is located near the habitat area for the obscure bumble bee (*Bombus caliginosus*). A Biological Assessment was prepared by WRA as part of Coastal Permit 2015-0161 in May 2015. Per the Biological Assessment, the biologist determined that there is moderate potential for two special status species to occur on the project site; the pallid bat (*Antrozous pallidus*) and the loggerhead shrike (*Lanius ludovicianus*). During a site visit conducted by the biologist, no special status species were observed and none of the species have a high potential for occurring on the property based on existing habitat conditions. The conversion of the "barrel house" to an Accessory Dwelling Unit would not result in impacts to special status wildlife species

J. Protection of Native Plant Communities.

Per the Biological Assessment prepared by WRA for Coastal Permit 2015-0161, 39 special-status species are known to occur in the vicinity of the project site. Based on vegetation communities present, the existing habitat conditions and soils observed on the site, none of the special status species have a moderate or high potential to occur on the property. All 39 special status species are either unlikely to occur on the site or would not be present due to lack of habitat or other environmental factors including the disturbed nature of portions of the site.

K. Shoreline Protection.

The proposed project is not located adjacent to the shoreline or within a bluff erosion zone.

L. Geologic Hazards.

The subject property is not located in an area of geologic hazards as indicated on the Geologic Hazards Maps for Unit I of the Local Coastal Program and is not located within the

delineated boundaries of the San Andreas Fault Zone as identified on the Alquist-Priolo special Studies Map.

M. Public Works Projects.

The proposed project does not entail expansion of public roads, flood control projects, or utility services.

N. Land Division Standards.

No land division or property line adjustment is proposed as part of this project.

O. Visual Resources and Community Character.

The “barrel house” maintains a maximum height of 17.5 feet above grade, which is consistent with the 25-foot maximum height limit established by the C-RA:B6 zoning district and is compatible with the neighboring residences. Furthermore, there would be no impacts to visual resources, as viewed from any public street or public viewing location, as a result of this project.

P. Recreational/Commercial/Visitor Facilities.

The project is not located within the C-VCR zoning district and the replacement of an existing residence with a new residence would not have any impact upon recreation or visitor facilities.

Q. Historic Resource Preservation.

The project site does not contain any historic structures and is located outside of the historic preservation boundaries for Stinson Beach as identified in the Marin County Historic Study for the Local Coastal Program, Unit I.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This decision certifies the proposed project’s conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Coastal Permit Amendment authorizes conversion of the “barrel house” to an accessory dwelling unit and to reconnect to the existing septic system by an existing pipe. The existing “barrel house” structure was constructed legally, is 17.5 feet in height above grade, and located more than 100 feet from all property lines.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “Barrel House Accessory Dwelling Unit, 6979 Panoramic Highway,” consisting of 2 sheets prepared by Michael Mitchell, Architect, 2 sheets prepared by Erin O’Reilly Draughting, and 1 sheet prepared by Questa Engineering, received in final form on May 23, 2018, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. The septic tank for the “barrel house” shall be connected to the new leachfield using the original ABS 4” effluent pipe. Connections to the newer effluent line are allowed if such connections occur outside the stream and wetland buffer areas.
3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2018” with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

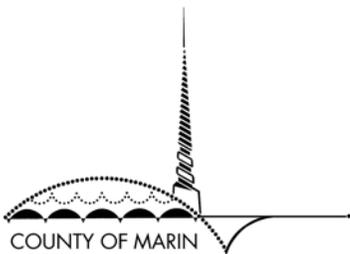
RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 5 business days from the date of this decision (Monday, January 7, 2019).

cc: *{Via email to County departments}*
CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
Stinson Beach County Water District
Stinson Beach Fire Protection District
Sandra Guidi PO Box 88, Stinson Beach, CA 94970

Attachments:

1. Marin County Uniformly Applied Conditions 2018
2. Letter from the Stinson Beach County Water District dated October 29, 2018
3. Letter from the Stinson Beach County Water District dated June 7, 2018
4. Letter from Sandra Guidi dated November 15, 2018



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2018

STANDARD CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the site plan or other first sheet of the Building Permit plan sets to list as notes all standard and project specific conditions of approval, including the applicable special conditions listed herein and those conditions listed in the project approval, as well as any requirements indicated by other regulating agencies during the planning process.
2. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all

construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE FOUNDATION INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification verify that the foundations of the project comply with the approved setback distances from adjacent property lines, access easements, or rights of way as shown on the approved building permit plans and submit a written (stamped) Building Setback Certification to the Planning Division. Verification is only required for setback distances when the structure is located up to or within one foot of the minimum required setback for conventionally zoned properties and when the structure is located within five feet of a property line, access easement, or right of way for planned district zoned properties. The building setback verification can also be satisfied by having a licensed land surveyor or civil engineer with proper certification conduct a survey of the appropriate boundaries and install survey hubs with connecting colored line in locations that can be readily used by the Building and Safety Inspection staff to verify building setbacks in the field prior to approval of the foundation inspection. If new survey hubs are installed, the project land surveyor or civil engineer must submit a written (stamped) Building Setback Certification to the Planning Division confirming that the staking of boundary lines has been properly completed.
12. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finish floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
13. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification submit a written (stamped) building Roof Elevation Certification confirming that the building conforms to the roof ridge elevations that are shown on the approved Building Permit plans, based on a benchmark that is noted on the plans. The Roof Elevation Certification shall include the roof materials in the calculation.
14. BEFORE CLOSE-IN INSPECTION, the applicant shall submit a written (stamped) building Floor Area Certification from the project surveyor or engineer confirming that the floor area of the building conforms to the floor area that is shown on the approved Building Permit

plans. The Floor Area Certification shall include the exterior siding finish for buildings in the calculation.

15. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
16. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
17. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
18. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all of the approved and required landscaping has been completed and that any necessary irrigation has been installed.
19. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.
20. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.



STINSON BEACH COUNTY WATER DISTRICT

3785 Shoreline Highway • P.O. Box 245 Stinson Beach, CA 94970

Phone: (415) 868-1333 Facsimile: (415) 868-9417

E-mail: sbcwd@stinson-beach-cwd.dst.ca.us Website: <http://Stinson-Beach-cwd.dst.ca.us>

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Patrick Miyaki

October 29, 2018

Ms. Kristin Drumm, AICP
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157

RE: HANCOCK COAST PERMIT (PROJECT ID P2029)
ADDRESS: 6976 PANORAMIC HWY, STINSON BEACH
A.P.N. : 195-233-09
SBCWD #: 3937

Dear Ms. Drum,

The District is responding to the Notice and Referral of Planning Application dated October 25, 2018. We understand the applicant proposes to amend the previously approved Coastal Permit to legalize the conversion of the "barrel house". Please note the following requirements:

- The current septic system plans were permitted based on removal of the "barrel house". Applicant shall resubmit design plans, application(s), and applicable fee to the Stinson Beach County Water District to amend the current wastewater system plans.
- The revised septic system plan shall show all SCA and applicable setback requirements to the significant treatment and dispersal components.

Thank you for the notice and referral. Please contact the District if you have any questions.

Sincerely,

Richard Souza, P.E.
Stinson Beach County Water District



STINSON BEACH COUNTY WATER DISTRICT

3785 Shoreline Highway • P.O. Box 245 Stinson Beach, CA 94970

Phone: (415) 868-1333 Facsimile: (415) 868-9417

E-mail: sbcwd@stinson-beach-cwd.dst.ca.us Website: <http://Stinson-Beach-cwd.dst.ca.us>

JUN 11 2018 PM 3:18 Planning

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June 7, 2018

Via e-mail (kdrumm@marincounty.org)

SECOND REVISION

Kristin Drumm, Senior Planner
Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA. 94903

Subject: Barbara Hancock request for an Amendment
to the Coastal Permit to legalize the conversion
of the "Barrel House" to an accessory dwelling unit

Dear Ms. Drumm:

As condition 2.c. of the Coastal Development Permit states, "The Building Permit plans shall reflect that the "barrel house" septic system is being decommissioned and that any kitchen and bathroom facilities in the "barrel house" are being removed."

Although the Design Approval Permit was approved administratively by me, the expectation of the Board of Directors and me is that the existing septic system for the Barrel House shall be decommissioned. The District's Design Approval Permit dated December 19, 2016 discusses the abandonment. The plans, approved by the District on December 19, 2016, at least 4 times state that the Barrel House septic system be abandoned. The approved plans do not show the Barrel House being hooked up to the new septic system.

If Ms. Hancock wants to not decommission the septic system for the Barrel House, or if she wants to connect the Barrel House to the new septic system, she would need to have her request be placed on the next available date for a District Wastewater Committee meeting.

Please give me a call if you have any questions.

Sincerely,

Ed Schmidt by AS

Ed Schmidt, General Manager

cc: Ms. Barbara Hancock

Drumm, Kristin

From: Sandra Guidi <sandraguidi@ymail.com>
Sent: Thursday, November 15, 2018 1:48 PM
To: Drumm, Kristin
Subject: 6976 Panoramic Highway, Stinson Beach 94970

November 15, 2018

RE: Amended Coastal Permit 6976 Panoramic Highway
Assessor's Parcel 195-233-09
Project ID P2029

Dear Ms. Drumm,

We are the north neighbors to the new house under construction. The project as approved by the County determined the building envelope for the new house was placement to the northern most property line, in deference to the wetland in approximately the middle of the property.

We have watched this project quite closely and attended the County hearings, expressing environmental concerns regarding the wetland and drainage concerns regarding the shared driveway.

At the Planning Commission meeting we attended, approval was granted for the new building project, with the Barrel House decommissioned. There was detailed discussion of the Barrel House septic in relation to the wetland and best practices for decommissioning, including removal of the line vs crushing in place given the environmental sensitivity.

We strongly object to the County's approval of Ms. Hancock's request to amend the previously approved Coastal Permit.

At each step of the County's process, we have expressed our concerns.

Unfortunately, environmental and drainage concerns remain outstanding, some three years after the County approved this project.

Ms. Drumm, we have greatly appreciated your availability and willingness to discuss the mechanics of the Amended Coastal Permit and Ms. Hancock's request with us. We continue however to be at a loss to understand the possibility of the County essentially reversing their decision on this project.

Thank you again for your patient and studied approach.

Most Sincerely,

Sandra and Rob Guidi
P.O. Box 88
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